TEFFT-WELLER CO. and WELLER & ARNOLD ESTATES.

TEFFT-WELLER BUILDING

NOS. 326 TO 330 BROADWAY A five story, basement and sub-basement brick and fron front store and loft Building. Plot contains about 17,350 sq. ft. Size 75.2 on Broadway, depth of about 175 ft.; 75.4 ft. on Worth street, about 25.2 ft. frontage on Pearl street.

Messrs. ELLISON, MACINTYRE & DAVIS,

Messrs. RICHARDS & HEALD,

WILLIAM F. CASSEDY, Esq.,

Messrs, GELLER, ROLSTON & HORAN,

ABSOLUTE SALE

NO. 14 WEST 99TH STREET

Five story and basement brick Tenement, containing two apartments of five rooms and bate and one apartment of four rooms and bath on each floor. Size of lot 25x100.11.

Messrs. SALTER & STEINKAMP, Attys., 140 Nassau St., New York City.

ROBERT B. BACH, Esq., Atty., 203 Montague St., Brooklyn, N. Y.

EXECUTORS SALE

To Close the ESTATE of AUGUSTUS F. HOLLY, Dec'd.

NO. 446 WEST 163D STREET

EXECUTORS SALE

To Settle the ESTATE of JOSEPH G. HANSEN, Dec'd.

NO. 356 BLEECKER STREET

Four story and basement brick Tenement with two stores, containing two apartments of three rooms and one apartment of four rooms on each floor. Size of lot 24.11x15.10.

Messrs. KELLOGG & ROSE, Attys., 115 Broadway, New York City.

SAME DAY

with two stores, and two apartments of two rooms and two apartments of three rooms on each of the upper floors. Size of lot 25x100.

(Known as 63-55 Spring st.)

No. 63 is a five story brick loft Building, with one store. No. 65 is five story brick and brown stone Tenement, with stores. To be sold as one parcel. Size of plot 48.6½ 2378x irreg.

EXECUTORS SALE

To Close the Estate of GEORGE RUCKERT, Dec'd.

N. E. COR. BOWERY AND CANAL ST.

Five story and basement brick Building with store, utilized as hotel. Size of lot 25.1281.42 lireg.

Messrs. INGRAM, ROOT, MASSEY & CLARK,

55 Liberty St., New York City.

JOSEPH D. BAKER, Esq., 258 Broadway, New York City, Attorneys for Executors.

110 West Houston St.

Five story and basement brick Tenement.

N. W. Cor. Spring and

Lafayette Sts.

Six story and basement brick new law Tenement, containing three apartments of five reand bath and one apartment of four rooms and bath on each floor. Size of lot 37.6x112.

MORTIMER S. BROWN, Esq., Atty., 76 William St., New York City.

clined to permit the use of his name in connection with it, but it_may be said in

clined to permit the use of his name in connection with it, but it may be said in passing that he has had a world of experience in the realty development business, that he has never had a failure, and knows exactly what the operations of moters mean to the business interests of the country at large:

"There is a deep seated prejudice existing in the minds of the average banker, stock exchange broker and high class business man against the securities of many so-called development companies in and around New York handling real estate. It is due to the many exploitations of promoters anxious to secure a quick first return, without any consideration for the lotowners inveigled into many of the schemes where no physical improvements, building of houses, and other necessary structures are so necessary for the welfare of purchasers of land and future population; also the many unpleasant experiences bankers and people who lend money to so-called speculative builders and contractors have had in the last ten years. These latter people very often unload on the mortgage holders who really development, so to speak, is left in the development such schewen him and transportation going to tweck and ruin day by day. It is the midst of an unimprove tract, perhaps, with the streets and sidewalks, setwer him and transportation going to wreck and ruin day by day. It is the midst of an unimprove tract, perhaps, with the streets and sidewalks, setwer him and transportation going to wreck and ruin day by day. It is the midst of an unimprove tract, perhaps, with the streets and sidewalks, levi years. These latter people very often unload on the mortgage holders who really do not care for the property.

the market for what they will bring, thus erate in such a movement depreciating the prices in such neighthe campaign is inaugurated borhoods generally until pressure of population forces prices upward again, LONG ISLAND RAILROAD WINS. In all these operations, however, many injunction Restraining Four Tracking new Arlington Hotel which will be erected small and some large investors have been ruthlessly sacrificed and many banks or their directors have had to take these bad loans over against their will. I have heard this constantly, but to-day a gentleman who was formerly a trust company officer and is now a leading Stock Exchange member said this same thing in about the words above and said he always trembled when these so-called builders' loans came into the meetings for action. He stated that unfortunately many of the companies doing a legitimate business have never taken the trouble to inform the bankers, investors

who has something to show and is prewith it. The man who is a couple of Montauk division has long been a hundred miles away from the property track road as far east as Oakdale. being offered may not have time to come

There have been numerous complaints from these faraway clients who have sent on their money trustfully in response to some good literature, and it is time, in the opinion of the reputable dealers in reality, that some concerted action should be taken to put an end to the piracy which has existed for years in some realty quarters around New York. Almost any real estate man of prominence in the metropolis will talk about it, but not for publication. No one cares to come out and "be a target for the buccaneers," as they helieve that it will be affirmed. The right has been consolidated with the Hedding being the formulation on their moments of the same state. The Seventh Street Methodist Episcopal Church, organized in 1785 and whose original edifice was on the site now occupied by Cooper Institute, has sold its property at Nos. 22 and 24 Seventh street. The plot has a frontage of 94 to property at Nos. 22 and 24 Seventh street. The plot has a frontage of 94 McLaughlin, president of the Windsor Land and Improvement Company, said: "While this decision may be appealed from real estate men with whom I have talked, believe that it will be affirmed. The right endure, and some day an association with men of courage behind it will be formed and there will be an expose of propor-

This is a fact worthy of emphasis, that some of these development companies have been organized on a shoestring, and have been organized on a shoestring, and nothing is left undone to keep them in existence. A display of mahogany and fine rugs constitutes the bulk of their stock in trade. They are generally found in the most exclusive quarters of the city, and those who are responsible for them find difficulty in talking in figures less than hundreds of thousands. It is also worthy of note that the careless, or worse, banking methods of some corporations have up to the present time made it possible for such men to prey upon the unsuspecting who make a first payment without investigation and in many cases retinguish their contracts, taking their loss of the careless, taking their loss in its list of commuters in the flow of the greatest increases in its list of commuters in the history of any station on the road. The quish their contracts, taking their loss apparently in silence, but only waiting for opportunity to make their grievance known. Those who listen to the cry of the wronged do not take time to sift the but having the warning first hand resolve made to keep away from land speculation as ments.

TIMÉ TO SHOW UP FRAUDS

a general proposition. Thus the reputable and worthy realty man suffers for the misdeeds of the get rich quick, unscrupulous promoter, who in the language of the day "wants to make a quick get away."

One of the methods adopted by those who are in the game for to-day and who have no thoughts of building a reputation for trustworthiness is to show an elaborate system of development on the maps they have as exhibits in their offices. Houses and fine streets with shade trees and other attractions allure. Literature that would appeal to the uninitiated is spread broadcast and when some lots have been disposed of and a street or two has been cut through a loan is secured from some bank or trust company. When the calm consideration of conditions and an investigation into the status of those who are promoting development projects.

The man who is responsible for the expression of opinion printed below declined to permit the use of his name in the development, when in the provent is an expression of the permit the use of his name in the development, so to speak, is left in the development, so to speak, is left in the development, so to speak, is left.

me profit because he has been a pio the development, so to speak, is the midst of an unimproved to

*Frequently also while these so-called will earn the gratitude of every man speculators can sell a fair share of their work at profitable prices, yet often the so-called surplus houses are thrown into the man who takes the introduced in realty. Hotel, now under construction in Greeley will earn the gratitude of every man square, and that he had accepted a position on the board of directors along with control of the man who takes the introduced in the man who takes the man who takes the man who takes the man who takes the man who

Montauk Division Denied. Of great importance to every property owner on the south shore of Long Island of the Arlington, and the success of the is the decision just rendered by Justice venture is already assured. It will be O'Gorman of the Supreme Court allowing recalled that Gen. du Pont recently ofthe Long Island Railroad Company to fered to present to the State of Delaware widen its track area on the Montauk division between Jamaica and Massapequa, where the railroad closely parallels and Legislature now have the offer under the great pipe line of the city's water consideration for acceptance. The sim-The railroad company wishes to make cided.

a four track system of the Montauk division, which is now a two track system through George Ranger the plot of about Traffic is heaviest on this branch of the five lots at the north corner of Central and tremendous profits accruing in the realty development field honestly and conto Montauk Point. The only part of the about \$300,000. The purchaser is Edgaroad's right of way that is in dispute A Levy, who plans to put on the site a It would appear from the above that the is the seventeen miles between the Ridge- high class twelve story apartment house legitimate developer of realty, the man wood pumping station and Massapequa. Mr. Levy has been identified with several It is in this very section, however, where important apartment house operations pared to demonstrate its merits, should commutation traffic is the heaviest, there on the upper West Side and Washington lose no time in placing before the people being such places as Rockville Centre, Heights. The Central Park West plot whom he is endeavoring to interest in his whom he is endeavoring to interest in his proposition all of the facts in conjunction port and Merrick along the route. The and 120 feet on Ninety-first street, and with it. The man who is a couple of Montauk division has long been a double it was recently acquired by Mr. Mac-

to the actual scene of the development allow it to lay part of its additional track
Confirmation of the sale of the propbe no person at hand outside of those age on city property in lieu of which the erties at No. 240 to 246 West Fifty-third be no person at hand outside of those who are exploiting the project to whom he can appeal. It is then that a firm of standing and reputation whose record is cleir shows to tremendous advantage. Confidence won by faith kept always andures in realty as in other lines of endeavor.

There have been numerous complaints age on city property in lieu of which the company would allow the city to run the company would allow the city to run the street reported in these columns yester-by the day. The syndicate which took over these valuable properties is composed of A. L. Mordecai & Son, Heilner & Wolf and Daniel B. Freedman. N. A. Berwin & Co. are the brokers. The same syndicate with the same street near Eighth avenue.

The Seventh Street Methodist Frincepal.

believe that it will be affirmed. The right of way of the Long Island Railroad Company is in this instance a public right, and will worship at the latter's edifice, at No. 337 to many a piece of land has been condemned for a lesser purpose than this. Here is a territory already honeycombed with thriving communities, where fee values are

had during the last year one of the greatest increases in its list of commuters in the history of any station on the road. The court summed up the truth of the situation in a few words. For years the public has assailed the Long Island Railroad Company for not being progressive, and now when it is progressive attempts are being made to circumvent important improvements."

companies from the Record and Guide reports. Enormous as the totals are they are smaller than the totals for the previous year, being \$8,000,000 less in the case of Manhattan-Bronx. So far the mortage loans are \$1,640,000 ahead of last year's record. The vast sum of \$500,000,000 which New York city puts out every year on real estate mortages exceeds

THE REAL ESTATE MARKET

GEN. DU PONT BUYS INTEREST IN M'ALPIN HOTEL.

Is Also Associated With Messrs. Taft and ington-Another Apartment for Central Park West-Old Church Sold.

While there was no great volume of business transacted during the last week the field of operations was wider and there was a more hopeful tone everywhere. There was con-iderable activity in the midtown section, the bulk of the trading being in the neighborhood bounded by Twentieth street on the south and Fiftyseventh street on the north, although the sale of the Washington Life Building

afraid to purchase or option, as there is nothing definite on which to base their

The chief item of interest yesterday was the sale of the eighteen story Washington Life Building, at Nos. 141 and 143 Broadway, together with No. 139 Broadway by the Pittsburg Life and Trust Company to a subsidiary company of the City Investing Company of this city, the details of which will be found elsewhere

information that Gen. T. Coleman du Pont, the president of the du Pont-de Nemours Powder Company, had taken should be incorporated to combat the deviously inclined. The time is ripe an interest of \$1,100,000 in the McAlpin for it and the man who takes the initiative Hotel, now under construction in Greeley have direct control of the property by virtue of the size of their holdings.

Gen. du Pont is also associated with Messrs. Taft and Andrews in the proposed in Washington. There is no finer site in the capital for a fine hotel than that ple terms of the gift are now being de-

rack road as far east as Oakdale.

About one year ago the railroad comfor the loft building at No. 29 West Thirty-

sion Society seventeen years ago.

The Record and Guide has the following

Executive Offices, 31 Nassau St., N. Y. C.

Andrews in New Arlington at Wash-

down town was noteworthy. Those who should know say that there is a lot of money in banks and strong boxes awaiting investment as soon as conditions adjust themselves. The uncertainty in the financial district is reflected somewhat in the realty market, where the unsettled subway problem is a deterrent. Undoubtedly as soon as it is definitely known which company will have the new contracts there will be a demand for property in the districts most benefited by better transportation. As the situation is at present investors are

judgment

Another interesting bit of news was the

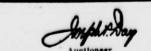
Ranald H. Macdonald has resold



TYPE OF HOUSE SOLD BY RICKERT-FINLAY CO. AT KENSINGTON, GREAT NECK, L. I.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.



Telephone. 744 Cortlandt.

alesroom, 14-16 Vesey St., N. Y. C. Sales to be held at 12 o'clock noon at

SPECIAL SALES DAY, TUESDAY, APRIL 11, 1911

S. W. COR. 33D ST. & MADISON AV.

(Known as No. 168 Madison av.)

(Known as No. 168 Madison av.)

(a) Story and basement brown stone private Dwelling, containing about 14 rooms, three-baths and three toilets.



80% may remain on mortgage for two years at 5%.

NOTE.—This parcel is located in one of the most active Real Estate sections in the city at the present time and is a very good purchase, with great future possibilities.

Messrs. WILLIAM A. WHITE & SONS, Agts., 62 Cedar St., N. Y. City.

EXECUTORS SALE,

To Settle ESTATE of WILLIAM KRAMER, Dec'd.

CONRAD WEBER, ALBERT J. & WILLIAM KRAMER, Jr., Executors.

THALIA THEATRE

(Known as 46-48 Bowery, through to Elizabeth st.)

Large plot, directly opposite Manhattan Bridge Plaza, adjoining Atlantic Garden and occui by the Thalia Theatre, which has a seating capacity of about 1,400. Size of plot 75x200x
g. 70% may remain on morigage for three years at 5%.

ABRAHAM LEVY, Esq., Atty., WORLD BUILDING, New York City.

SPECIAL SALES

NOS. 49-51 WEST 36TH STREET. Two four story and basement brick and brown stone private Dwellings, each containing at 17 rooms. To be sold as one parcel. Size of plot 403100.

In active Fifth Avenue District.

Messrs, COUDERT BROTHERS, Attys., 2 Rector St., New York City.

TRUSTEES SALE, To Settle ESTATE of C. JOURGENSEN, Dec'd. 96-98-100 MAIDEN LANE.

Five story and cellar brick loft building, utilized for light manufacturing purposes, 65.3x 85.10x irreg.
65% MAY REMAIN ON MORTGAGE FOR TWO YEARS. In the heart of the insurance district.

Messrs. MACKENZIE & BURR, Attys., 34 Nassau St., New York City.

SPECIAL SALE,

S. E. COR. 94TH ST. & LEXINGTON AV.

(Known as 1437-1443 Lexington av.)

Four 4 story and basement brown stone single Flats, each containing one apartment of seven rooms and bath on each floor. To be sold as one parcel. Size of plot 80x85.

80% MAY REMAIN ON MORTGAGE.

N. W. COR. AVENUE A & 70TH ST. Five story and basement brick Tenement with three stores, containing four apartments of r rooms on each floor. Size of lot 27.539.

M. L. FRANK, Esq., Agent, 141 Broadway, New York City.

EXECUTORS SALE,

To Close the ESTATE of HARRIET A. CLARKSON, Dec'd. NO. 317 WEST 88TH STREET.

Further particulars from above Attorneys or JOSEPH P. DAY, 31 Nassau St., New York City.

the entire national debt of many countries. It exceeds the valuation of all the real estate in many of the States.

Yesterday's Sales.

SIXTY-FIFTH STREET.—Samuel H. Martin has sold for Augustus Flatteau to the Liberty Storage and Warehouse Company the two five story triple apartments on plot 50x100 at Nos. 48 and 50 West Sixty-fifth street. The Liberty Storage and Warehouse Company is to destroy the present buildings to make way for a nine story fireproof structure to be occupied as a warehouse and to connect with the company's present building on Sixty-fourth street. The improvement, including the cost of land, involves about \$250,000.

\$250,000.

LENOX AVENUE.—D. H Scully & Co. have sold for the Theadela Realty Company No. 229 Lenox avenue, a four story American basement dwelling on lot 25x100 near 121st street. The buyer will alter the building for business purposes.

lot 17x65.6.

OTH STREET.—The Standard Oil Company has bought from Jacob and Michael Friedman, through Herman A. Schoenfield as attorney. Nos. 536 and 538 East, 126th street, two three story Jwellings, on plot 37.6x100.11. The Standard Oil Combany recently acquired Nos. 510 and 542, adjoining, and it is said will erect a stable on the site.

a stable on the site.

SECOND AVENUE — Williams & Grodginsky have resold No. 2388 Second avenue, a four story tenement with stores,
on lot 20x80. on lot 20x80.
BEEKMAN PLACE. - Aaron Goodman has sold the five story tenement at No. 6 Beekman place, on lot 20x100, to Mrs. L. Roher.

Roher. TELLER AVENUE.—Mark A. O'Brien has sold for Gustav Engelhardt No. 1063 Teller avenue, a three story three family house, on lot 20x106. on lot 20x100.
PUGSLEY AVENUE.—Andrew Hally has sold for Adolph Heinrich the plot 50x105 on the east side of Pugsley avenue about 58 feet north of Powell avenue, Unionport.

Real Estate Notes.

Seventh Avenue Company the fourth floor in their new building at No. 106 to 110 Seventh avenue to the Read Printing Company. The same brokers also leased for Daniel Meenan the six story and basement building to be erected on plot 50x100 at Nos. 415 and 417 West Fifty fifth street for a long term of years to the H. B. Stearns Company, makers of the Stearns authopobile, who will use the entire building for their service department.

Herbert A. Sherman has leased for the Ball Realty Company the sixth and seventh Coors in Nos. 36 and 38 West Thirty-seventh street to the F. J. Emmerich Company for ten years.

ren years.

Pease & Elliman have leased the store at No. 158 Madison avenue to Gill & Reigate of London, England; also the store at No. 3 East Thirtieth street to Samuel Halpern.

Rowland, Shafto & Johnson report the following sales at Passaic: For Jacob A. Troast to C. J. Cadmus a plot, 23x117, on Lexington avenue; for Theodore Talpey to Henry C. Barlow a house on Pennington avenue, and for Jacob A. Troast to Dr. Abraham Machlin a plot, 25x117, on Lexington avenue.

Woodmere Activity.

Selling at Woodmere continues very active. H. Summer Sternberg has bought from the Country Residence Corporation, of which D. E. McAvoy is president, a house at the corner of Milton place and Park street. It is of the old English style, being half stucco and half timbers.

The wharves on Woodmere Bay and the railroad freight station show considerable activity in Woodmere. There are large quantities of brick, lumber and other building materials at a 5th places, and many houses are in various stages of completion, and within the present week no less than six cellars have been dug for new houses, which are to be ready for occupancy this summer.

Real Estate Notes.

The Clinton Realty Company is the buyer of No. 118 to 124 Fast, Fifty-fourth street, sold recently by the James C. McGulre Company through Moore & Wyckoff.

Nail & Parker were the brokers in the sale of No. 115 to 131 West Thirtieth street by St. Philip's Profestant Episcopal Church to the Chase Realty Company, which gave in part payment No. 197 to 145 West 135th street, as was reported in these columns several weeks ago.

A & L. Hess have been appointed agents of the twelve story and basement fireproof building at No. 18 to 156 West Twenty-third street.

Henry D. Winans & May negotiated the sale of the northwest corner of Madison avenue and Sixty-third street for Mrs. John J. Kavanagh was the broker in the recently reported sale of No. 947 Fark avenue for Mar, T. Green.

John J. Kavanagh was the broker in the recently reported sale of No. 947 Fark avenue for Mar, T. Green.

E. Rosendorf denies that he has soid No. 34 to 47 West Twenty-fourth street.

Jacob Leiner was the broker in the sale of the block front on Westchester avenue from Simpson to Fox street to Sonn Brosspect of Simpson to Fox street to Sonn Brosspect of Sixty per cent. will be allowed on mortigage for two years at 4 per cent.

Special Nights at the Coming Real Estate No. 198 to 134 No. 34 to 4 West Twenty-fourth street.

Jacob Leiner was the broker in the sale of the block front on Westchester avenue from Simpson to Fox street to Sonn Brosspect of Sixty per cent. Will be allowed on the sale of the block front on Westchester avenue from Simpson to Fox street to Sonn Brosspect of Sixty per cent. Will be allowed on the sale of the block front on Westchester avenue from Simpson to Fox street to Sonn Brosspect of Sixty per cent. Will be allowed on the sale of the block front on Westchester avenue from Simpson to Fox street to Sonn Brosspect of Sixty per cent. Will be allowed on the sale of the block front on Westchester avenue from Simpson to Fox street to Sonn Brosspect of Sixty per cent. Will be allowed on the sale of the Sixty

Oakdale Water Front

AT AUCTION, 14 VESEY STREET. Monday, April 3rd, 12 o'Clock. The upland lots carry shore rights in perpetuity.

Land beautifully shaded and restricted.

60% ON MORTGAGE, 2 YEARS, AT 4%.

BRYAN L. KENNELLY, Auctioneer, 156 Broadway. 350 355 355 356 356

LENDA SENGLE — D. H. SCHLE & C. Agreed and the Control Hand, involves among the Control Hand, involves among the Control Hand, involves and the Control Hand, involves and the Control Hand, in the Co

on Emerson place: to Jacob Vogel 49x100 on Maple street; to Arthur Burglem a plot 40x100 on Valley Stream Boulevard. The same company has sold at Rosedale to C. E. Witt a plot 100x100 on Rosedale avenue; to W. A. Brady a plot 40x100 on Clifton avenue; at Floral Park to John Hallion a plot 60x100 on Wainut street; to Samuel Sitterlee a plot \$1x107 on Spruce

The company has sold at Rockville Centre The company has sold at Rockville Centre
Terrace to Eugene Reilly and P. K. Junge
each a plot 40x100 and to J. H. Duncker a
plot 60x100 on Vernon avenue: to J. C. Dulwater a plot 83x97 at Long Beach road and
Seitz avenue: to J. A. Maguire a plot
42x139 at Long Beach road and Vincent 'street to E. Loreth a plot 60x100
and to Andrew Scheffer a plot 40x100 on
Rockville Centre Parkway: to Christian
Frank a plot 60x75x103 at Forest and Rockville avenues and Wilson place: to J. Flynn
a plot 60x100 on Mount avenue: to Marta
& Halter a plot 40x100 at Allen street and
Soper avenue: to James Rowley a plot
40x100 on Loft avenue: to L. Curry, J. J.
Curry and F. M. Curry each a plot 40x100
on Southard avenue.

Leases.

Leases.

Porter & Co. have leased for the William B. Riker & Son Company the store and basement at No. 266 West 125th street for a term of twelve and a half years at an aggregate rental of \$150,000.

The Cross & Brown Company has leased for a long term of years for the No. 106

Special Nights at the Coming Real Estate and Ideal Homes Show, and 205 Broad street for a term of the william to open in Madison Square Garden the latter part of next month. According to the present plans as cullined by A. Middleton Salughter, president of \$150,000.

The Cross & Brown Company has leased for a long term of years for the No. 106

Special Nights at the Coming Real Estate and 105 Broad street for a term of term of the william at Nos. 903 and 205 Broad street for a term of term of one annual Real Estate and Ideal Homes Show, which opens in Madison Square Garden the latter part of next month. According to the present plans as cullined by A. Middleton Salughter, whose principal offices are in New York and Brooklyn, with branches at the Coming the building at Nos. 903 and 205 Broad street for a term of term of one annual Real Estate and Ideal Homes Show, which opens in Madison Square Garden the latter part of next month. According to the present plans as cullined by A. Middleton Salughter, whose principal offices are in New York and Brooklyn, with branches at Chicago, Bridgeport and Jersey City, has been engaged in business in New York and Brooklyn, with branches at Chicago, Bridgeport and Jersey City. has been engaged in business in New York and Brooklyn, with branches at Chicago, Bridgeport and Jersey City. has been engaged in business in New York and Brooklyn, with branches at Chicago, Bridgeport and Jersey City. has been engaged in business in New York and Brooklyn, with branches at Chicago, Bridgeport and Jersey City. has been engaged in business in New York and Brooklyn, with branches at Chicago, Bridgeport and Jersey City. has been engaged in business in New York and Brooklyn, with branches at Chicago, Bridgeport

"As soon as the weather becomes more alluring thousands of paying more or less high rentals for more or less inferior accommodations in New York apartments will take advantage of the offerings on Long Island, and having convinced themselves by personal ob-servation of the ease and comfort with which the trip to Long Island is now made from the magnificent Pennsylvania Station through the East River tunnels it vill take but little salesmanship and persuasion to convince people that the right mode of living is in their own homes. in the country, where they have plenty of room, light and air, rather than in rented homes in New York that have none of the advantages aforesaid."

BRANCH OFFICES

DAILY :: SUNDAY :: EVENING

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Hosten, Mass.—Room 26, Globe Bidg Washington Street.—T. P. Harrisce Chicago, IN. 4008-1004 Tribuno Atlantic City, N. J.—Walter & Bigs.

Agency, 5 Regent Street.